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being for the special benefit of that crop, was not a permanent improvement within Code 1904, § 2760, permitting recovery for permanent improvements.

[Ed. Note.—For other cases, see Ejectment, Dec. Dig. § 141.*
For other definitions, see Words and Phrases, vol. 6, p. 5312.]

MANN *v.* PADDOCK et al.

Nov. 19, 1908.

[62 S. E. 951.]

1. Partnership (§ 68*)—Property—Partnership Real Estate.—The owner of a tract agreed to give a part of it to a railroad in consideration of the construction of the road, and thereafter defendants formed a partnership, and a majority of the stockholders in the railroad gave their stock therein to the firm in order to secure the completion of the road, after which the owner of the tract subdivided it under an agreement with defendants and conveyed it to the firm, the deed reciting the grantor's former agreement with the railroad, the transfer of its stock to defendants, and the sale of their interests to the firm. Held, that the tract conveyed became partnership property.

[Ed. Note.—For other cases, see Partnership, Cent. Dig. §§ 101-111; Dec. Dig. § 68.*]

2. Judgment (§ 776*)—Lien—Property Affected.—In a suit to subject the interest of one of the defendants in a tract of land to the payment of complainant's judgment rendered against him December 31, 1901, the other defendant claiming the land was partnership property, the fact that, after a partnership settlement between defendants in July, 1901, the judgment debtor recovered a money judgment against the other defendant, which was discharged after the beginning of this suit, was immaterial, as complainant's judgment did not bind that recovery.

[Ed. Note.—For other cases, see Judgment, Dec. Dig. § 776.*]

3. Partnership (§ 68*)—Property—Real Estate—Conversion—Ex-tent.—By the English rule partnership realty is converted into personalty to all intents and purposes, but the general rule in this country limits the conversion to the purposes of the partnership.

[Ed. Note.—For other cases, see Partnership, Cent. Dig. § 108; Dec. Dig. § 68.*]

*For other cases see same topic and section NUMBER in Dec. and Am. Digs. 1907 to date, and Reporter Indexes.